

Collecting Data for the Fannie Mae 1004MC Form

The following information was created to assist you in searching and collecting data for the Fannie Mae 1004MC form. At this time, the data needed is for sold properties back one year and current actives (this includes listings in pending status).

Use Quick Search to create a comparable sold search for your subject neighborhood. Begin by selecting your desired property type and include the status of Sold. Under the Status field, click the link labeled **'See All and Select Date Ranges'** link; enter your twelve month Sold Date range. Continue to enter your search criteria.

01 Single Family ▾

View Results: 88,177

Property Type of [Single Family](#)

MLS #, address or map overlay [Browse »](#)

Status of [Active](#), [Pending](#), [Sold](#) 📅

Pending
Sold
Expired

Off Market Dates

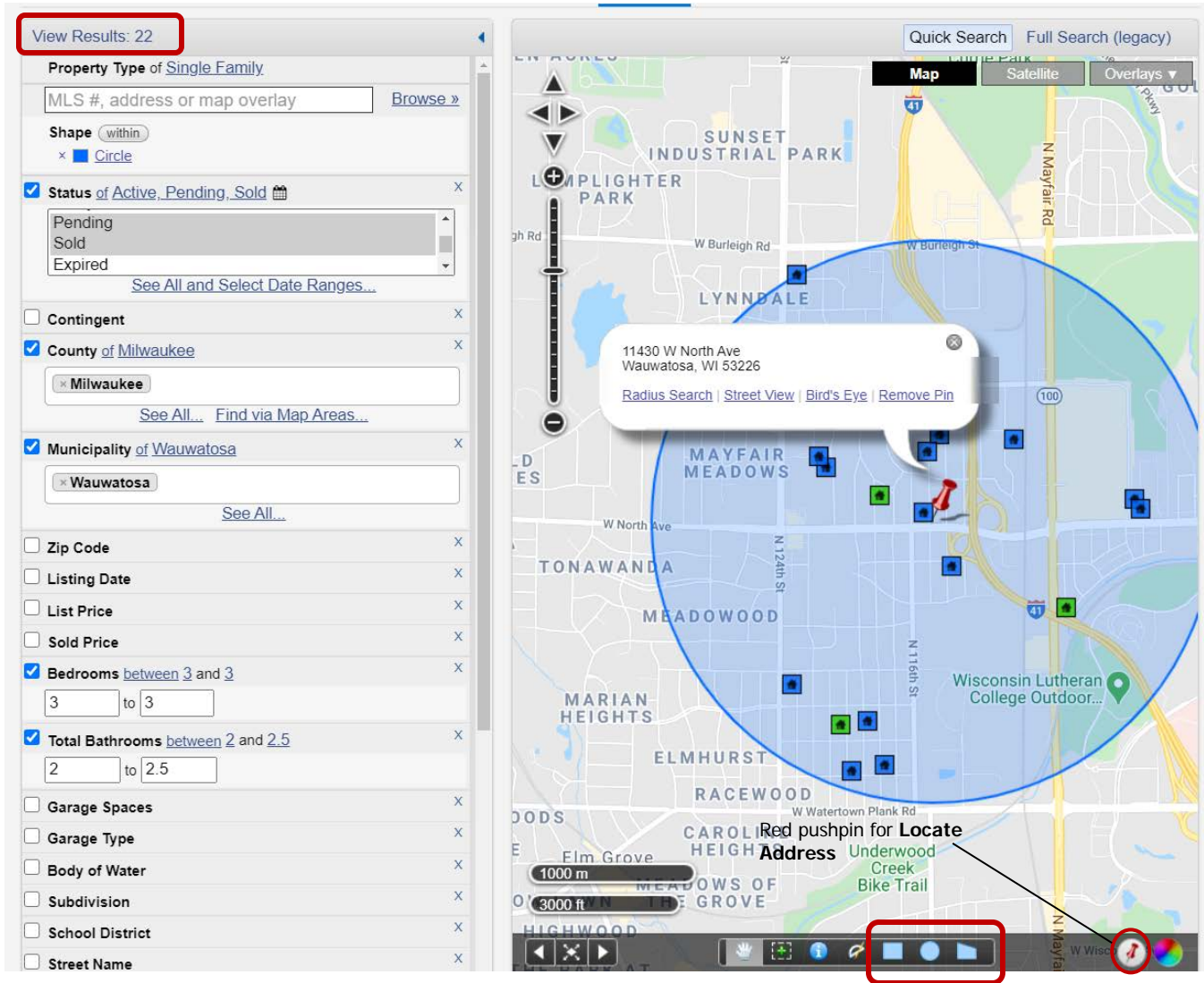
Pending Date ⇄ 06/16/2019 📅 to 06/16/2030 📅

Sold Date ⇄ 06/16/2019 📅 to 06/16/2030 📅

Expiration Date ⇄ 366 [days back](#)

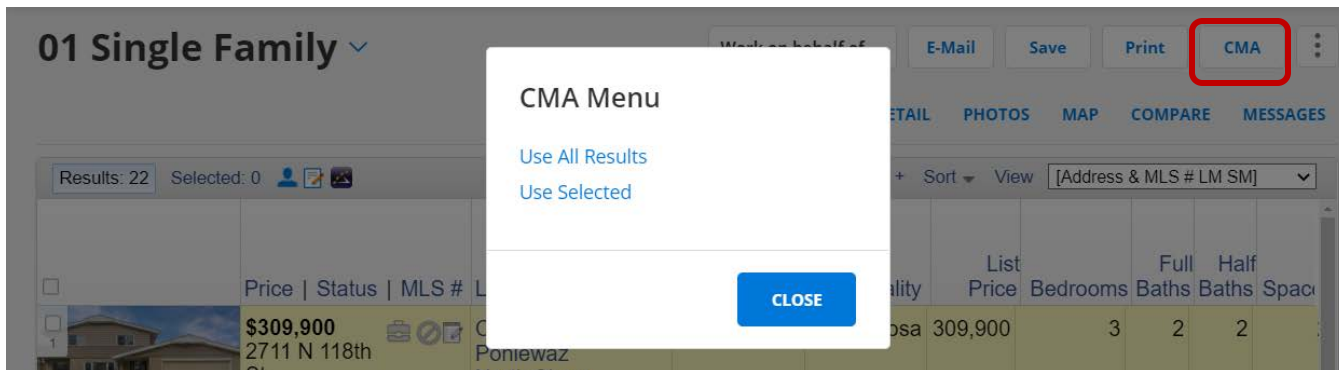
[Hide Date Ranges](#)

If you need to search a specific geographical area, the Map is a more accurate option than coordinates. On the Map tab, you can perform a radius search from a subject address by clicking the red pushpin located in the lower right corner of the map. This will bring up the Locate Address box. Enter your subject address and then click **Locate**.

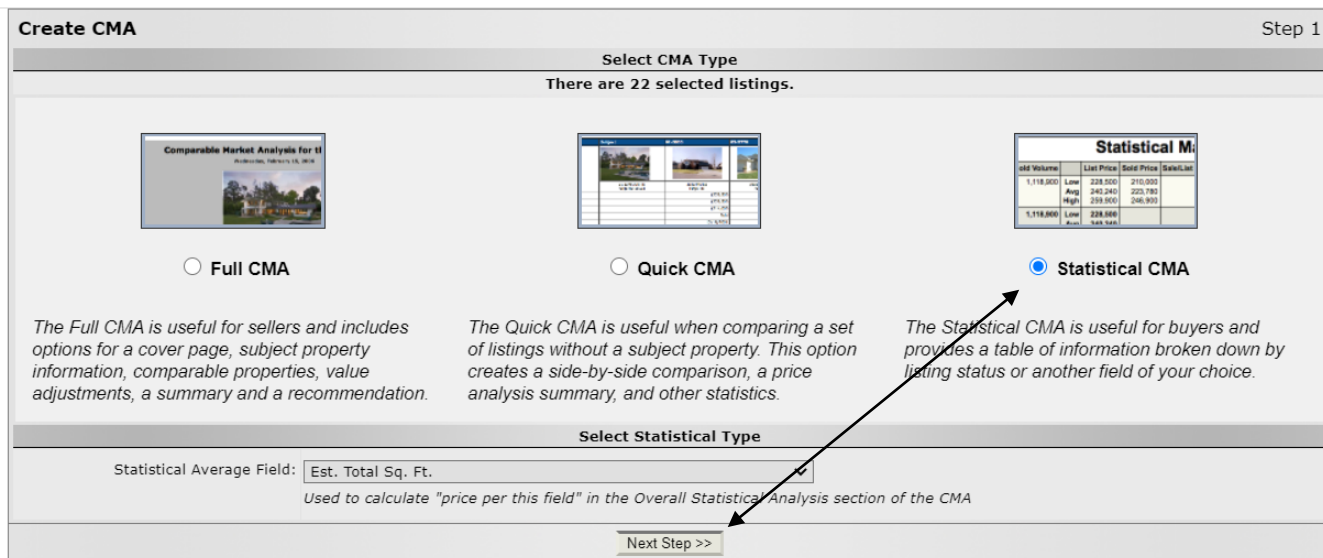


You can also perform a search for specific geographical area on the map using a shape area tool from the toolbar. Click **View Results** to see your search results.

Identify those properties/listings that are ‘competing’ with your subject property. Put a check in the box to the left of the thumbnail photo for those you have identified as competing. Once you have identified your competing properties, click on the **CMA** button in the upper right hand corner. If you have selected a subset of properties from your results, then click on ‘**Use Selected**’ link; otherwise you can select the ‘**Use All Results**’ link.



Once inside the CMA, select the Statistical CMA, and then click the **Next Step** button.



In the Create Statistical CMA screen, you will see an option called 'Fannie Mae 1004MC'. Check this box, deselect the Total Statistics box, and click the **View CMA** button at the bottom of the screen.

NOTE: If you would like to view the search parameters along with the 1004MC, leave the Total Statistics box selected

Create Statistical CMA

Statistical CMA

Total Statistics

Include total row at bottom of statistics analysis

Remove *Est. Total Sq. Ft.* Statistics

Individual Listing Information

Print listing information on separate page(s)

View: [Address & MLS # LM SM] ▼

Fannie Mae 1004MC ←

Effective Date (end date of the 1 year period, must be less than or equal to today's date)
mm/dd/yyyy

Checking this option will include statistics to assist you in filling out the Fannie Mae 1004MC appraisal report.

Median Calculation

Checking this option can result in slower report generations.

Group this Statistical CMA by: [Status] ▼

Note: Please be patient when including listing information for large numbers of listings.

[<< Back](#) [E-mail](#) [View](#) [Download](#)

When you select the Fannie Mae box, the Effective Date option becomes available. Effective Date allows you to run 1004MC reports retroactively. Your Effective Date **MUST** match the date range entered on the Dates tab of your search.

The Fannie Mae 1004MC Statistics will be displayed, and you can then transpose those results to the 1004MC Addendum.

Statistical Market Analysis

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 6/16/2019 - 12/15/2019	Prior 4-6 Months 12/16/2019 - 3/15/2020	Current - 3 Months 3/16/2020 - 6/16/2020
Total # of Comparable Sales (Settled)	12	2	4
Absorption Rate (Total Sales/Months)	2.00	0.67	1.33
Total # of Active Listings	0 (Active on 12/15/2019)	1 (Active on 3/15/2020)	4 (Active on 6/16/2020)
Months of Housing Supply (Total Listings / Ab. Rate)	0	1.49	3.01
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	265,000	244,000	256,250
Median Comparable Sales DOM	8	72	37
Median Comparable List Price		269,000	342,400
Median Comparable Listings DOM		56	24.5
Median Sale Price as % of List Price	100.00 %	96.00 %	98.00 %

With Total Statistics box selected.

Statistical Market Analysis

Status #	List Listings	Sold Volume	List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days on Market	Cumulative Days on Market		
Active	4	1,469,700	Low	309,900	0	0.00	1,323	137.55	0.00	6	6	
			Avg	367,425	0	0.00	2,070	184.31	0.00	27	27	
			High	475,000	0	0.00	2,623	245.58	0.00	53	53	
Sold	18	4,937,500	4,920,800	Low	219,000	220,000	0.89	1,120	102.70	91.20	1	1
				Avg	274,306	273,378	1.00	1,969	143.76	144.17	25	44
				High	399,000	383,500	1.10	2,621	212.83	219.59	85	238
Overall	22	6,407,200	4,920,800	Low	219,000	220,000	0.89	1,120	102.70	91.20	1	1
				Avg	291,236	273,378	1.00	1,987	151.14	144.17	25	41
				High	475,000	383,500	1.10	2,623	245.58	219.59	85	238

Selection Criteria for Comparable Properties

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS; Property type Single Family; Inside 1.00 mi. radius search; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Wauwatosa'; Bedrooms between 3 and 3; Total Bathrooms between 2 and 2.5; Sold Date between '06/16/2019' and '06/16/2030'.

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Return to Search Results and edit your search for current active and pending listings and follow the same process. These two searches can be combined if you prefer.